

FMM08-001 Vertical Transportation System Maintenance and Repair  
Job Walk on May 7, 2008

Attending: Representatives from the following Contractors were present:

Reliable Elevator  
Excelsior Elevator  
Kone Elevator  
Fujitec America

Questions:

Civic Center (CCB), #4 and #5

Q: Have the ropes been changed out?

A: Yes, on both cars.

Q: How long ago was the upgrade done?

A: The controls were done in May, 2006.

Q: Is there any vandalism?

A: Yes. There is a lot of vandalism at this site.

Government Center, #6

Q: How many elevators are in the building?

A: There are four (4) elevators in this building.

Q: What is the pan used for?

A: The pan is for oil containment.

Q: Is this all original equipment?

A: Yes.

Q: How old is the building?

A: The building was built in 1983.

Q: Are these original hoist ropes?

A: Yes.

Public Defender, #12

Q: When was the last load test done?

A: The last load test was done in October, 2006.

Please note that the Site List stated that there is a dumbwaiter at this location. There is no dumbwaiter; there is a hydraulic elevator.

District Attorney, #7

Q: The plate in the elevator says that the capacity is 3000 lbs. The State license says the capacity is 2500 lbs. Which is it?

A: The capacity of the elevator is 3000 lbs.

Public Health "The Cube", #20

There were no questions at this site. However, it was discovered that the Site list was not correct. There is no dumbwaiter at this location.

Old Hall of Records, #19

Q: What is the usage of the elevators?

A: These (2 ea) elevators are frequently used. The usage is high.

Superintendent of Schools, #13

There were no questions at this site.

Central Jail, #21

Q: What happens if I am working and there is a lockdown?

A: The elevators are in areas where there are inmate workers. It is essential to be aware of your surroundings and to keep control of your tools. If there is a lockdown, you will remain at your location until the lockdown is over.

Q: How often do the escalators run?

A: The escalators run 24 hours-a-day, 7 days-a-week.

Q: Are there separate specs for handrails?

A: No. The handrails are to be included in the maintenance of the escalator.

Q: When were the handrails last changed?

A: The handrails were last changed in 1998.

ISD, #9

Q: What does ISD stand for?

A: ISD is an acronym for Information Services Department.

Q: When was the operator installed?

A: The operator was installed in 1984.

PWG, #8

Q: Where are the phones programmed to call?

A: The phones call County Dispatch in Rialto.

Sheriff's Headquarters, #11

Q: When was the last load test?

A: The last load test was in May, 2005.

New Hall of Records, #14

There were no questions at this site.

Redlands Museum, #23

There were no questions at this site.

Sheriff's EVOC, #10

There were no questions at this site.

## Job Walk on May 8, 2008

### Questions:

#### Building 303, #25

Q: Who is servicing the elevators now?

A: No one is providing service. Repairs are done on an as needed basis.

Q: How long has it been without service?

A: Facilities Management has had the building for 4 months. There has been no service during that time.

Q: Has there been a safety test done?

A: No. Not since Facilities Management has had responsibility of the building.

Q: Will the pre-existing repairs be done prior to the maintenance contract?

A: The County will have the pre-maintenance repairs done outside of this contract.

Q: When were the ropes changed?

A: The ropes were last changed in 1990.

#### ARMC, #24

Q: Will I be responsible for removing any biohazardous waste in the elevator pits?

A: Yes. The Contractor will be responsible for bagging the waste and giving it to the ARMC Facilities Department.

Q: Are all of these elevators traction elevators?

A: No. There is one hydro.

Q: Are there a lot of overtime trouble calls?

A: No.

Q: Is there a lot of vandalism?

A: The vandalism is minimal.

Q: Is code blue on all of the elevators at this site?

A: Yes.

Q: On elevator 2, there is residual rust. Will that be fixed?

A: Yes. The County will have the pre-maintenance repairs done outside of this contract.

#### Fontana Courts #16

There were no questions at this site.

#### Fontana Offices, #17

Q: When was the modernization done?

A: The modernization was done in 2008.

## Job Walk on May 9, 2008

### Questions:

Q: How much is the price weighted on the point system for awarding the bid?

A: Cost will be taken into consideration, but the County realizes that conditions other than price are important, and will award based on the proposal that best meet the needs of the County.

Q: Does the location of the company get extra points on the point system for awarding the bid?

A: The County does have a Local Preference policy which was explained at the Pre-Proposal Conference on May 6, 2008.

Q: Does the County have a list of buildings that will be transferred to the State?

A: Not at this time. The list is still being negotiated.

Q: Are all of the County facilities run 24 hours-per-day?

A: No. However, the Contractor must be on call 24 hours-per-day, 7 days-per-week.

Q: When is the deadline for submitting bids?

A: The deadline for proposals is March 23, 2008 2PM.

Q: What are the current monthly charges for all of the applicable elevator and dumbwaiter units in the County?

A: The monthly service fee for elevators and dumbwaiters is approximately \$12,550.00.

### West Valley Detention Center, #15

Q: Who services the elevator in the warehouse?

A: Currently, no one is servicing the elevator in the warehouse.

Q: When was the last service done?

A: We don't know when it was serviced last. It has been at least 7 years.

Q: Is this all original equipment?

A: Yes.

Q: How old is the building?

A: The building is 17 years old.

Q: Are all of the elevators remote controlled?

A: No. Only the elevators in the pods are remote controlled.

Q: How much time does the elevator mechanic lose on a service call due to limited access?

A: The mechanic will lose between ½ hour and 2 hours depending on the conditions in the jail. The mechanic must be escorted at all times, and if the escort is unavailable, you have to wait for one.

Q: Do the elevators have phase 1 and phase 2?

A: No.

Q: Will the County furnish electrical wiring diagrams for all elevator/dumbwaiter controllers?

A: Yes, if we have them.

Foothill Law and Justice Center, #18

Q: Is obsolescence part of the contract?

A: No. If needed, the County will get a separate quote for upgrades.

Q: Will the dumbwaiter be removed from the bid?

A: Yes. Remove the dumbwaiter from the bid; it is no longer in service.